127.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,700 / 809,700
					USE VALUE:	809,700 / 809,700
					ASSESSED:	809,700 / 809,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASA RICHARD L & BARBARA A/TRS
Owner 2:	CASA FAMILY TRUST
Owner 3:	
Street 1:	1 PUMPKIN BROOK RD
Street 2:	
Twn/City:	SHIRLEY
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01464 Type:

PREVIOUS OWNER

Owner 1:	CASA BARBARA A -
Owner 2:	-
Street 1:	20 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,496 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2517 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3496.000	437,400	4,900	367,400	809,700
Total Card	0.080	437,400	4,900	367,400	809,700
Total Parcel	0.080	437,400	4,900	367,400	809,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.72 | /Parcel: 321.7

Legal Description

User Acct 82234

GIS Ref

GIS Ref

Insp Date 12/09/17

Entered Lot Size

Total Land:

Land Unit Type:

!9878!

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	437,800	4900	3,496.	367,400	810,100	810,100	Year End Roll	12/18/2019
2019	104	FV	340,700	4900	3,496.	367,400	713,000	713,000	Year End Roll	1/3/2019
2018	104	FV	340,400	4900	3,496.	325,400	670,700	670,700	Year End Roll	12/20/2017
2017	104	FV	319,300	4900	3,496.	272,900	597,100	597,100	Year End Roll	1/3/2017
2016	104	FV	319,300	4900	3,496.	272,900	597,100	597,100	Year End	1/4/2016
2015	104	FV	284,700	4900	3,496.	236,200	525,800	525,800	Year End Roll	12/11/2014
2014	104	FV	284,700	4900	3,496.	228,300	517,900	517,900	Year End Roll	12/16/2013
2013	104	FV	296,200	4900	3,496.	217,300	518,400	518,400		12/13/2012

PRINT

Date	Time
12/11/20	00:16:30

LAST REV

Date	Time
07/22/20	15:13:25
jorourke	
9878	

USER DEFINED

Prior Id # 1:	82234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASA BARBARA A,	1427-77		12/3/2012	Convenience	1	No	No		
CLARK WILLIAM A	1243-97		10/5/2001	Family		No	No		
	836-23		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2011	1853	Porch	9,400					remove existing po
6/13/2002	441	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2020	Mail Update	JO	Jenny O
12/9/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
10/24/2008	Meas/Inspect	163	PATRIOT
4/11/2000	Inspected	276	PATRIOT
11/29/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3496		Sq. Ft.	Site		0	70.	1.50	8									367,415						367,400	

Total AC/HA: 0.08026 | Total SF/SM: 3496 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 367,415 | Spl Credit | Total: 367,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.97272485
Adj $ / SQ:	183.374
Other Features:	106441
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633981
Depreciation:	196534
Depreciated Total:	437447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

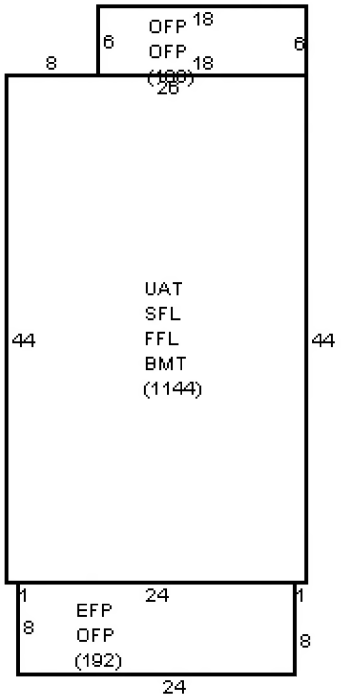
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.37
Special Features:	0	Val/Su Net:	101.30
Final Total:	437400	Val/Su SzAd	191.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	62.160	71,115
FFL	First Floor	1,144	183.370	209,780
SFL	Second Floor	1,144	183.370	209,780
OFP	Open Porch	408	19.980	8,153
UAT	Upper Attic	286	73.350	20,978
EFP	Enclos Porch	192	40.280	7,733

Net Sketched Area:	4,318			Total:	527,539
Size Ad	2288	Gross Are	5176	FinArea	2517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900